

HOUSE No. 1440

By Mr. Speliotis of Danvers, petition of Theodore C. Speliotis for legislation to promote consumer protection for residential home purchasers. Consumer Protection and Professional Licensure.

The Commonwealth of Massachusetts

In the Year Two Thousand and Five.

AN ACT TO PROMOTE CONSUMER PROTECTION FOR RESIDENTIAL HOME PURCHASERS.

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

1 SECTION 1. Chapter 112, as appearing in the 2002 Official
2 Edition, is hereby amended by inserting, after section 87DDD½,
3 the following new section:

4 Section 87EEE. Any action arising from a home sale shall be
5 commenced only within three years after the date of a completed
6 sale of a home by a real estate broker.

1 SECTION 2. Chapter 112, as appearing in the 2002 Official
2 Edition, is hereby amended by inserting, after section 195, the
3 following new section:

4 Section 195A. Any action arising from a home appraisal shall
5 be commenced only within three years after the date of a com-
6 pleted appraisal report by a home appraiser.

1 SECTION 3. Chapter 255E, as appearing in the 2002 Official
2 Edition, is hereby amended by inserting, at the end thereof, the
3 following new section:

4 Section 11. Any action arising from a residential property mort-
5 gage shall be commenced only within three years after the date of
6 a submitted and completed mortgage application to a mortgage
7 broker.

1 SECTION 4. Section 3 of chapter 142A, as appearing in the
2 2002 Official Edition, is hereby amended by inserting, at the end
3 thereof, the following new subsection:

4 (c) Any action arising from residential contracting shall be
5 commenced only within three years after the date of completion or
6 last work completed by the registrant.